

3. The drive-through lane(s) shall be designed to accommodate a full-size passenger vehicle pulling a recreation-vehicle trailer.
4. The applicant shall demonstrate to the satisfaction of the Planning Commission that vehicle stacking areas for the drive-through facility are adequate to handle the highest volume likely at the facility without encroaching on the public right-of-way or the drive aisles, parking or pedestrian areas on site.
5. Any dumpsters on site shall be enclosed on four (4) sides with an opaque fence equipped with a lockable gate and shall not be visible from any lot line.
6. All exterior lighting shall be in accordance with [Section 525](#) hereof.
7. Any commercial establishment with a drive-through facility which adjoins a property zoned or used for residential purposes shall be effectively screened from view from such property.
8. All parking areas shall comply with the provisions of [Section 514](#) of this Zoning Ordinance.
9. All signs shall comply with [Article 21](#) of this Ordinance.
10. Landscaping and Buffering shall be provided in accordance with [Section 531](#) of this Zoning Ordinance.

SECTION 1829 DUPLEX

- A. Definition.** A dwelling designed for or occupied by two families only, with separate housekeeping, cooking, and bathroom facilities for each.
- B. Regulations and Conditions.**
1. In any subdivision or site condominium, the Planning Commission may establish a limit on the number of duplexes within said development.
 2. All off-street parking shall be in compliance with [Section 514](#) of this Ordinance.
 3. Landscaping and Buffering shall be provided in accordance with [Section 531](#) of this Zoning Ordinance.

SECTION 1830 RESERVED

SECTION 1831 DWELLING, ACCESSORY

- A. Definition.** A dwelling located in an accessory structure on the same parcel as another, single unit dwelling.
- B. Regulations.**
1. Intent. The intent of this Section is to permit the use of accessory buildings as an accessory dwelling unit where such use will not be out of character with the surrounding neighborhood. In the R-2 and R-3 districts, the Planning Commission may approve the

use of an existing accessory structure as a dwelling unit subject to the following requirements.

2. A proposed accessory dwelling shall be located on a parcel with not less than 10,000 square feet in area and not less than 80 feet of width.
3. Such accessory dwellings shall conform to all dimensional, structural and maintenance requirements of this ordinance, the City of Manistee Building Code and the Housing Code.
4. Accessory dwellings shall have a minimum of 400 square feet, and no more than 1,000 square feet of living area.
5. Not more than one (1) accessory dwelling shall be permitted on any one (1) parcel.
6. At least one (1) off-street parking space shall be provided for an accessory dwelling.

SECTION 1832 DWELLING, MULTIPLE UNIT

A. Definition. A building which is a dwelling designed for or occupied by three or more families, with separate housekeeping, cooking, and bathroom facilities for each.

B. Regulations and Conditions.

1. Parking areas intended for the use of residents of Multiple Unit Dwellings shall be located within two hundred (200) feet of the building.
2. Within the R-2 district Multiple Unit Dwellings shall front on and be accessed from a key street segment, as defined herein.
3. In the C-3 District, dwelling units shall not be located on the street level or basement except in those locations where resident privacy can be provided by building design, courtyards, topography or similar design; such as daylight or walkout dwelling units along the riverfront or into a secured and private side or rear yard. Provided, however, that in a mixed-use building located in C-2 or C-3 Districts, the street level of a Multiple Unit Dwelling structure shall be dedicated to retail, commercial or office uses for a depth of not less than twenty (20) feet from the street.
4. All exterior lighting shall be in accordance with [Section 525](#) hereof.
5. No multiple unit structure shall be located closer than twenty (20) feet from any other multiple unit structure located on the same parcel.
6. Groups of Multiple Unit Dwellings located on one parcel shall have common ownership. For the purposes of this paragraph, a condominium unit shall be considered a single parcel.
7. Any dumpsters on site shall be enclosed on four (4) sides with an opaque fence equipped with a lockable gate, so that any refuse or dumpster shall not be visible from any building, dwelling, adjacent property, or street.
8. Safe pedestrian and vehicular circulation patterns shall be established in group building developments, as determined by the Planning Commission.